176.0	0002	0014.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,700 /	876,700
					USE VALUE:	876,700 /	876,700
					ASSESSED:	876,700 /	876,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		SMITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAZZONE CHRISTINA M & JASON R
Owner 2:	
Owner 3:	
Street 1:	520 BURROUGHS RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	MONTALTO LILLIAN -
Owner 2:	MAZZONE JASON R -
Street 1:	61 BLACK BROOK DRIVE
Twn/City:	MEREDITH
St/Prov:	NH Cntry:
Postal:	03253

NARRATIVE DESCRIPTION

This parcel contains 8,658 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1914, having primarily Wood Shingle Exterior and 1750 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8658.000	395,000	5,900	475,800	876,700
Total Card	0.199	395,000	5,900	475,800	876,700
Total Parcel	0.199	395,000	5,900	475,800	876,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.03 | /Parcel: 501.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118063
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0002-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	394,900	5900	8,658.	475,800	876,600	876,600	Year End Roll	12/18/2019
2019	104	FV	320,300	5900	8,658.	469,000	795,200	795,200	Year End Roll	1/3/2019
2018	104	FV	320,300	5900	8,658.	360,300	686,500	686,500	Year End Roll	12/20/2017
2017	104	FV	301,000	5900	8,658.	339,900	646,800	646,800	Year End Roll	1/3/2017
2016	104	FV	301,000	5900	8,658.	312,700	619,600	619,600	Year End	1/4/2016
2015	104	FV	252,700	5900	8,658.	292,300	550,900	550,900	Year End Roll	12/11/2014
2014	104	FV	252,700	5900	8,658.	269,200	527,800	527,800	Year End Roll	12/16/2013
2013	104	FV	262,400	5900	8,658.	269,200	537,500	537,500		12/13/2012

!13729!

PRINT

Date	Time
12/11/20	03:38:41

LAST REV

Date	Time
02/05/19	13:06:57
ekelly	

USER DEFINED

Prior Id # 1:	118063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTALTO LILLIA	49927-573		8/10/2007	Family	10	No	No		
MONTALTO LILLIA	47181-458		3/29/2006	Family	10	No	No		
MONTALTO ANGELO	28667-415		6/4/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Measured	163	PATRIOT
8/7/2000	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8658		Sq. Ft.	Site		0	70.	0.79	6									475,818						475,800	

Total AC/HA: 0.19876 | Total SF/SM: 8658 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 475,818 | Spl Credit | Total: 475,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.25006855
Const Adj.:	1.01484895
Adj $ / SQ:	202.981
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536702
Depreciation:	141689
Depreciated Total:	395012

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

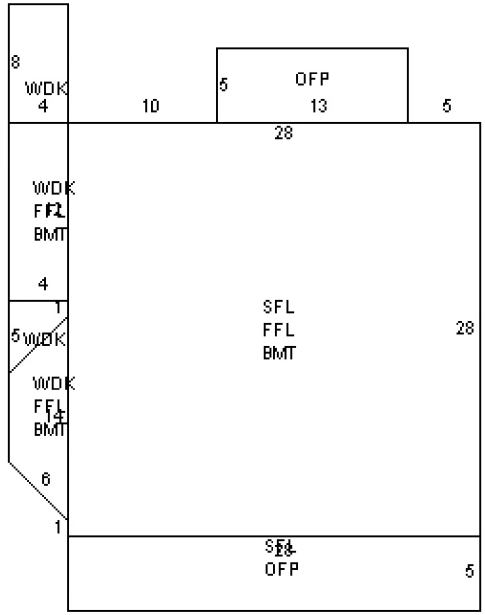
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	202.98
Special Features:	0	Val/Su Net:	133.49
Final Total:	395000	Val/Su SzAd	225.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	878	202.980	178,177
BMT	Basement	872	60.890	53,100
FFL	First Floor	872	202.980	176,999
OFP	Open Porch	205	24.910	5,107
WDK	Deck	132	13.780	1,819

Net Sketched Area:	2,959	Total:	415,202
Size Ad	1749.7999	Gross Are	3005	FinArea	1750
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0002-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X24	A	AV	1914	22.87	T	40	104			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900